

## Price on request

### Contact agency

**Villa Francia Immobilier**

33 avenue Wester Wemyss

06150 Cannes

04 93 48 21 84 / info@villa-francia-immobilier.com

### For sale ideal investor

**2 rooms**

**Surface : 27 m²**

**Year of construction : 1990**

**Exposition : Sud ouest**

**View : Mer**

**Standing : residential**

**Building condition : GOOD**

### Features :

double glazing, gated, CALM, AIR CONDITIONING, residential, POOL

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : B**



## Ideal investor 1 Cannes

La Villa Francia, very beautiful sea view for this 2-room apartment of 27 m², furnished, equipped, air-conditioned and recently renovated. Covered terrace of approximately 6 m², facing south-west and offering a very pretty view. A parking space in the covered parking lot completes this property. The roof of the building has recently been renovated. Charming residence with a superb infinity pool, pedestrian gardens, tennis court, and sports field. Beach 800 m away. Ideal pied-à-terre or rental investment. Very good rental income possible. Clientele includes families, retirees, and conference attendees depending on the season. Airbnb accepted. To be discovered quickly. This property is distributed based on the authorization of estate agencies using a common transaction software. Fees applicable are those of the estate agency who holds the seller agreement (more information on request).

Fees and charges :

Annual current expenses 2 388 €

Well condominium

51 lots in the condominium

Document non contractuel

